



EAGLE MOUNTAIN CITY COUNCIL MEETING

FEBRUARY 18, 2025, 3:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

3:30 PM WORK SESSION - CITY COUNCIL CHAMBERS

1. EMPLOYEE RECOGNITION

1.A. Marty Bahr - APWA Outstanding Public Works Inspector of the Year

2. DISCUSSION AND INFORMATION ITEMS

This is an opportunity to provide information to the City Council. These items are for information only and do not require action by the City Council.

2.A. DISCUSSION - Attainable Housing Partnership Opportunity

2.B. DISCUSSION - Utah Valley HOME Consortium

2.C. DISCUSSION/CONCEPT PLAN - Future Land Use Map (FLUM)

2.D. TRAINING - Open & Public Meetings Act (OPMA)

3. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

4. ADJOURN TO A CLOSED SESSION

The City Council will adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. RECOGNITION

8.A. Brady Thompson - Recognition of Student Patriotism Project

9. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit your comments to three minutes each.)

10. CITY COUNCIL/MAYOR ITEMS

Time has been set aside for the City Council and Mayor to make comments.

11. APPOINTMENTS

11.A. Library Advisory Board

1. Emily Buss - Three-year Term through 2027

CONSENT AGENDA

12. CHANGE ORDERS

12.A. Firefly 4MG Tank Change Order #2

13. MINUTES

13.A. January 7, 2025 Minutes - Regular City Council Meeting

13.B. January 21, 2025 Minutes - Regular City Council Meeting

13.C. January 30, 2025 Minutes - City Council Lehi Power Plant Tour

13.D. February 11, 2025 Minutes - City Council Budget Work Session

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Z D Cattle Company, Inc. for Goat Grazing Services in Open Space Areas for Vegetation Management

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Katherine Smith for Right-of-Way Acquisition for Old Airport Road and Harmony Way, a Water Booster Station, Utility Easement, and an Option for a Future 10-Acre City Facilities Site

14.C. RESOLUTION - A Resolution Consenting to the Annexation of 178 Acres of Land into the Pole Canyon Basic Local District

15. ORDINANCES

15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power

SCHEDULED ITEMS

16. RESOLUTIONS

16.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,

Rezoning Certain Lands Known as Meadow Ranch Plat 4, Lot 433.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A proposal to rezone 4.072 acres of real property (Parcel ID: 46:536:0433) located at 9720 N. Shiloh Way in Eagle Mountain City, from "Parks and Open Space" to "RD1" to facilitate the subdivision of the property into three (3) residential building lots, each 1.2+ acres in size; known as Meadow Ranch Plat 9; for, and in behalf of, Eagle Mountain City.

- 17.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Amended Plat for Saddle Junction Plat 1 (Allgood Plat Amendment)

BACKGROUND: *(Presented by Planner I, Ashley Swensen)* A proposed Plat Amendment for Saddle Junction, Plat 1, (The Allgood Plat Amendment) located at the southwest corner of the SR-73 and Ranches Pkwy intersection. (Parcel ID: 66:403:0103).

- 17.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan and Rezone for Spring Run Plaza.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* A proposed Master Development Plan for the Spring Run Plaza project, located at the northeast corner of SR-73 and Spring Run Parkway (Parcel ID: 58:033:0628).

- 17.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.60.120 General Fencing and Screening Provisions.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A proposal to enact an ordinance amending Title 17, Chapter 60 Section 120.C.1.c by clarifying when barbed wire, electrified wire, full wire, or chain link fencing is allowed; to Section 120.D to allow for City installed fencing along certain sensitive lands, to Section 120. H.4 to specify that full electric fences may be used to secure power plants; and, adding a new section R regarding temporary fencing.

- 17.E. ORDINANCE/PUBLIC HEARING - An Ordinance Partially Suspending the Collection of the Transportation Impact Fee for Nonresidential Developments.

BACKGROUND: Last summer, the Transportation Impact Fee was updated following a study performed by LRB. The outcome was a significant increase in the Transportation Impact Fee that is now being felt by businesses attempting to locate stores in Eagle Mountain. The increase was so high that businesses are now rescinding plans to locate in the City. Staff has proposed a partial suspension of the Transportation Impact Fee, towards commercial development only, which would put the City more in line with other cities, until such time that a new analysis can be completed, which would ideally return a more reasonable fee structure.

- 17.F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Fifth Amendment to the 2024-2025 Fiscal Year Annual Budget.

BACKGROUND: *(Presented by Director of Administrative Services Kimberly Ruesch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the fifth amendment to the 2024-2025 Fiscal

Year Annual Budget.

18. RESOLUTIONS/PUBLIC HEARINGS

- 18.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Adopting an Amended Water Conservation and Management Plan for Eagle Mountain City.

BACKGROUND: *(Presented by Finance/Management Analyst Terrence Dela Peña)*
The Utah Water Conservation Act of 1998 requires municipalities that operate water systems to establish and update a water conservation plan every five years. The City Council adopted this plan last December 3, 2024. However, Jones and De Mille Engineering notified staff that when responding to a question from another staff, they identified some errors in the water source data, which is corrected in this revised Water Conservation Plan. There were no other major or significant changes except for the corrected water source data.

19. LEGISLATIVE ITEMS

- 19.A. UPDATE - Legislative Lowdown - 2025 Session

- 19.B. UPDATE - Legislative Priorities List

20. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

This time is set aside for the City Council's and Mayor's comments on City business, and for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

21. COMMUNICATION ITEMS

- 21.A. Upcoming Agenda Items

22. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 14th day of February, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.eaglemountain.gov, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Gina L. Olsen, CMC
City Recorder